



\$ 49,700



1771 S Hurds Corner Rd, Wells, MI 48723

- » MLS #: 20250031774
- » Land | Lot: 86,684 ft<sup>2</sup> (1.99 acres)
- » More Info: [1771SHurdsCornerRd.IsForSale.com](http://1771SHurdsCornerRd.IsForSale.com)



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Nearly 2 Acres with Utilities, Garage & Mobile Home Great Location! Discover the potential of nearly 2 acres of prime land, perfectly suited for building your dream home, weekend getaway, or hunting retreat. This property is already equipped with a well, septic system, and a spacious 2-car garage, making it a smart investment with valuable existing infrastructure. An older mobile home is located on-site use it as a project, temporary shelter, or remove it to start fresh. The true value lies in the land, utilities, and garage, giving you a strong foundation to build on. Conveniently located just 10 minutes from downtown Caro and M-24, you'll enjoy quick access to shopping, dining, and commuter routes. Outdoor enthusiasts will love being only 12 minutes from the Tuscola State Game Area an ideal setup for a future hunting cabin or nature retreat. Buyer responsible for all closing costs. Don't miss this rare opportunity land with existing utilities doesn't last long! BATVAI

